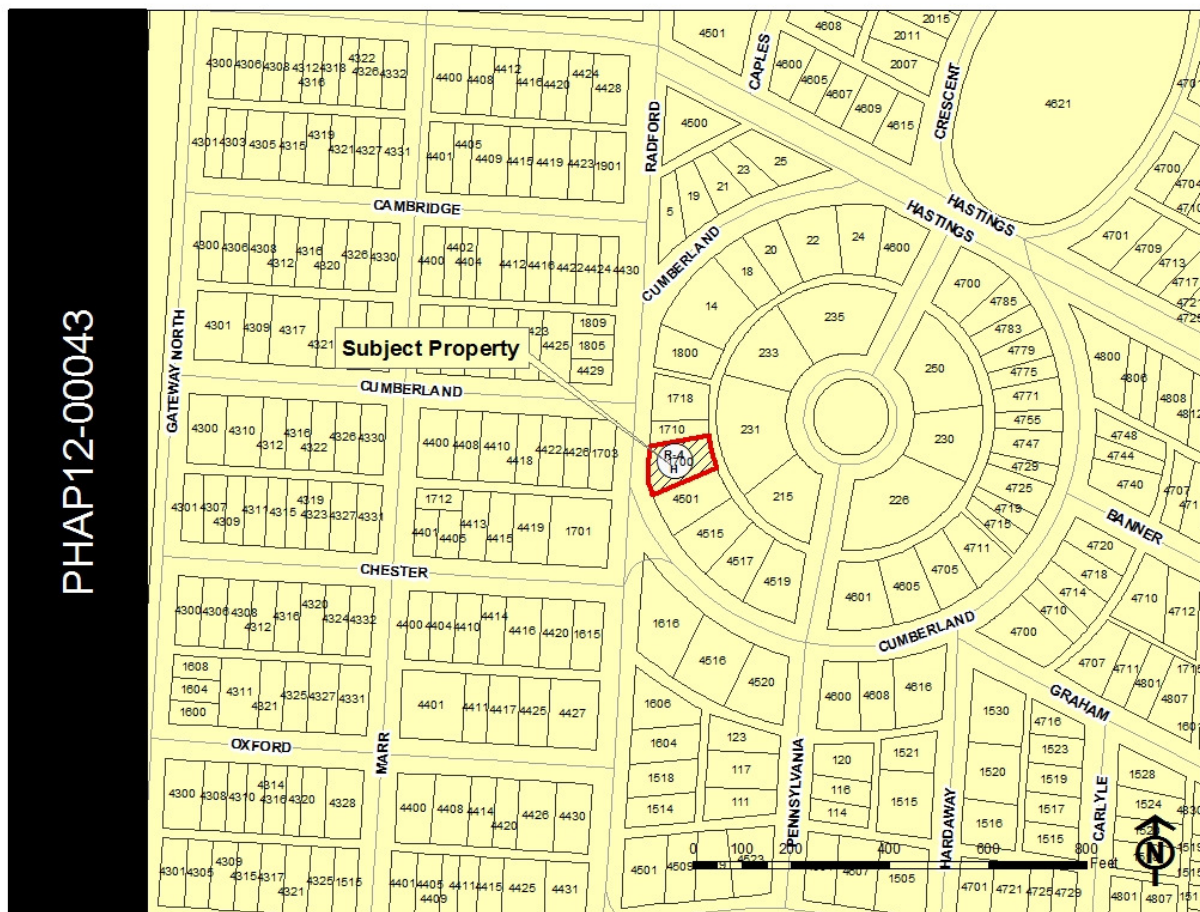




PHAP12-00043

Date: December 3, 2012
Application Type: Certificate of Appropriateness
Property Owner: Scott B. and Jennifer W. Crawford
Representative: Kelsi Montgomery
Legal Description: 100 Government Hill Lot 19 & N 35 Ft Of, City of El Paso, El Paso County, Texas.
Historic District: Austin Terrace
Location: 1700 Radford
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1949
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction of a rear yard addition, rear stoop and steps, and the installation of a roofed porch at the main façade.
Application Filed: 11/19/2012
45 Day Expiration: 1/03/2013

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of a rear yard addition, rear stoop and steps, and the installation of a roofed porch at the main façade.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL with a modification of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The modification is that the main façade not be altered.

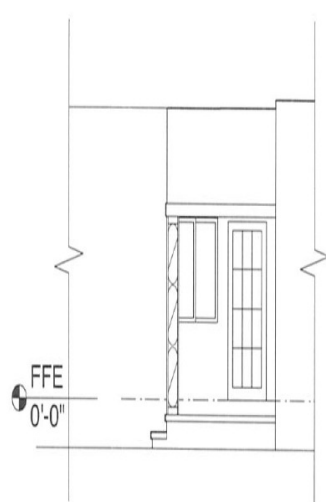
AERIAL MAP

PHAP12-00043



EXISTING ELEVATIONS

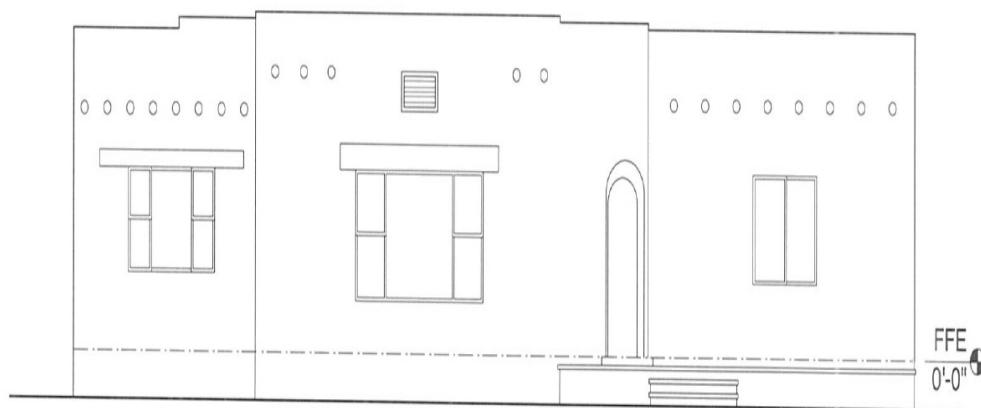
Existing elevations of areas to be altered
(please refer to photographs for comprehensive existing conditions)



North Elevation -Existing
Scale: 1/8" = 1'-0"



East Elevation -Existing
Scale: 1/8" = 1'-0"



West Elevation-Existing
Scale: 1/8" = 1'-0"

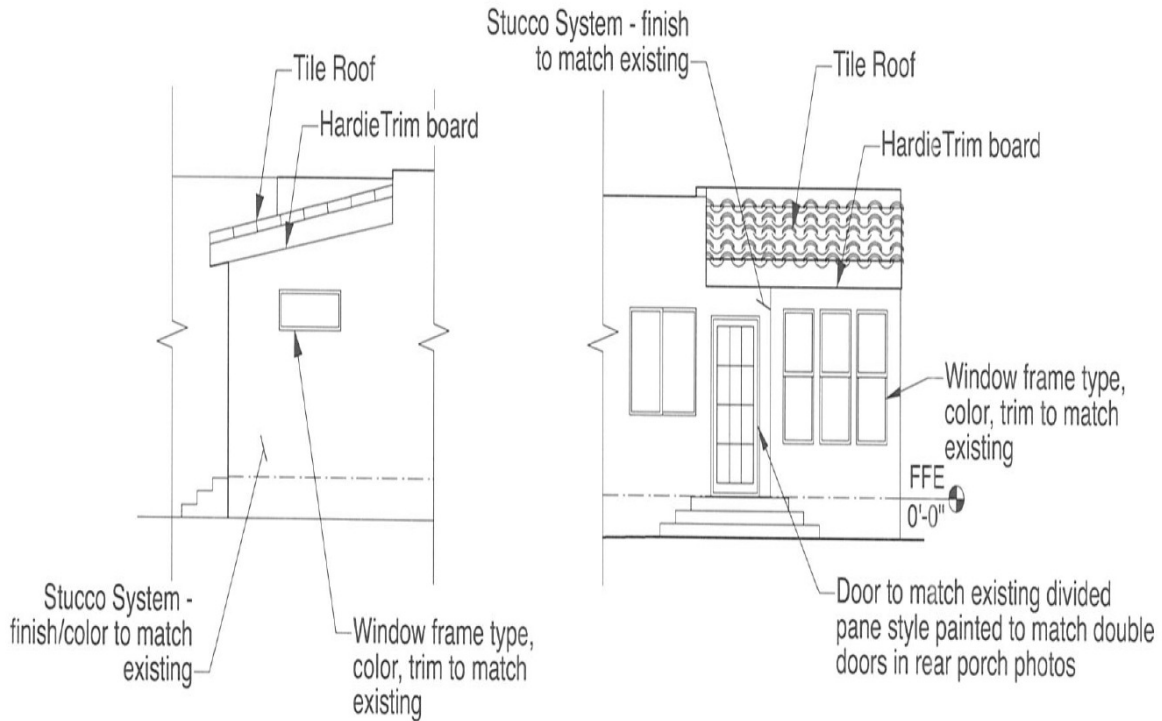
Note: all existing security bars on windows to remain (refer to photographs)

Crawford:1700 Radford St.

PROPOSED ELEVATIONS

Proposed Elevations

(please refer to Construction Document set and 8.5x11 "Finishes" page for additional information)

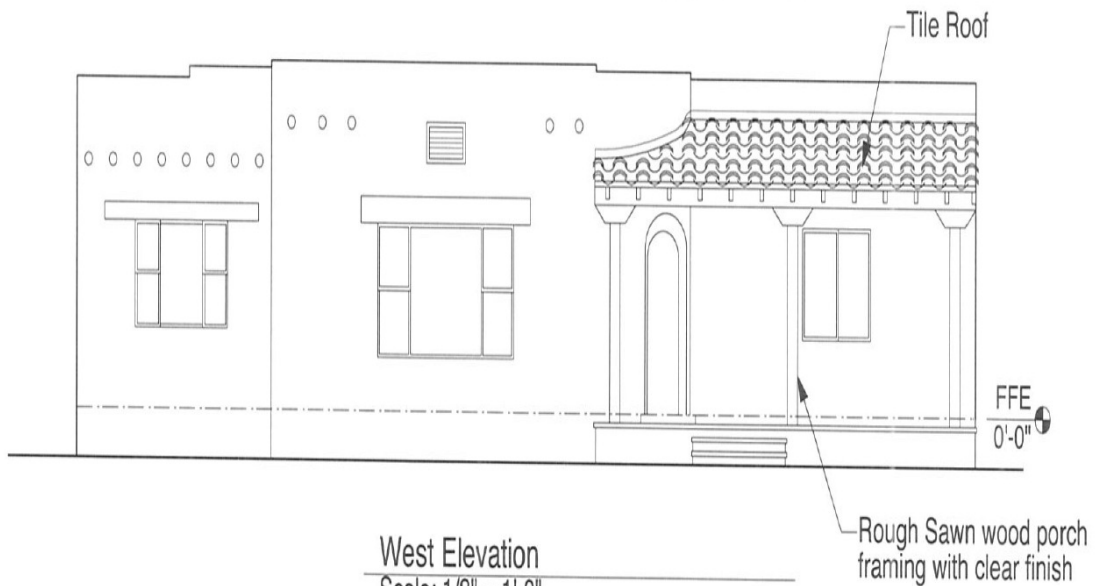


North Elevation - Mudroom Addition

Scale: 1/8" = 1'-0"

East Elevation - Mudroom Addition

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"

Note: all existing security bars on windows to remain (refer to photographs)

Crawford: 1700 Radford St.

Finishes (additional notes on elevation sheets)

Mudroom Addition at Rear of House

Paint:

Existing paint to be matched for new exterior stucco walls:
Dunn Edwards, Totally Tan, W321L

Fascia Board:

HardieTrim, Woodstock Brown (integral color for reduced maintenance)



Terracotta Clay tile roofing:



Concrete: Gray

Front Porch:

Terracotta Clay Tile roofing (images above - same as rear addition)

Porch Framing:

Rough sawn lumber with clear Okon Multipurpose sealed finish



Concrete: Red stain formulated to match existing to remain.
